

## **REPORT OF THE CABINET TO FULL COUNCIL ON 19 MARCH 2018**

Chair:  
Councillor Claire Kober

Vice Chair:  
Councillor Joseph Ejiofor

### **1. INTRODUCTION**

1.1 This report to Full Council arises from consideration of the following report by the Cabinet:

- Intermediate Housing Policy Statement

### **2. SUMMARY OF CONSIDERATIONS**

#### 2.1 Intermediate Housing Policy Statement

In January 2018 Cabinet agreed the Intermediate Housing Policy Statement. The Policy Statement sets out clarifications on a range of issues, intended to ensure that local people are better able to benefit from the intermediate housing that is developed in the borough. These include:

- the definition of intermediate housing and levels of affordability,
- Haringey's eligibility criteria and priority order for intermediate housing, with a greater stress on Haringey residents having priority for these homes,
- how the affordable housing mix should be flexed in different areas to ensure the overall delivery of borough-wide aims,
- the range of intermediate housing products the Council encourages in the borough,
- a greater weight on more affordable products such as intermediate rented housing, including London Living Rent.

The Cabinet also proposed amending Appendix C of the Housing Strategy 2017-2022, to reflect the Policy Statement. Appendix C explicitly provides for revisions to Appendices C and D, independently of any revision to the Strategy itself, as necessary.

The amendments to Appendix C:

- clarify that the Council is keen to promote a range intermediate housing, and that shared ownership is not the preferred product in all cases,
- note how the affordable housing mix should be flexed in different areas,
- reflect the new Mayor's London Housing Strategy,
- clarify that, to be considered affordable, housing costs should represent 40% of a household's net income. This change to the definition of affordability will also be incorporated in Appendix D of the Housing Strategy.

### **WE RECOMMEND FULL COUNCIL:**

Agree and adopt the amended Appendix C of Haringey's Housing Strategy 2017-2022, attached as appendix 2 to the Cabinet Report, and the minor changes to Appendix D.